

Town Clerk

DRC Regular Meeting Minutes 5/6/2013 1/8

Town of Vernon  
Design Review Commission (DRC)  
Monday, May 6, 2013, 7:00 P.M.  
Council Chambers  
Vernon Town Hall, 3rd Floor, 14 Park Place  
Rockville/Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
13 MAY 16 PM 3:43

1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:04 P.M.
- ◆ Regular Members Present: Daniel Robertson, Bob McGarity, Howard Steinberg, Michael Guminiak and Terence Monahan.
- ◆ Alternate Members Present: None
- ◆ Staff Present: Shaun Gately, Economic Development Coordinator
- ◆ Recording Secretary: James Krupienski

2. Approval of Minutes

- ◆ Howard Steinberg, seconded by Terence Monahan moved a motion to approve the April 1, 2013 Regular Meeting minutes. Motion carried unanimously.

3. Amendments to Agenda

- ◆ Daniel Robertson, seconded by Howard Steinberg moved a Motion to Amend the Agenda to Strike Item #4 B- Façade Improvement for #40 Windsorville Road. Motion carried unanimously.

4. Referrals from PZC and/or Planning Department

A Application (PZ-2013-06) of Mark D'Addabbo, NERP Holding & Acquisitions Company, LLC, for a Special Permit and approval of a Site Plan of Development for construction of a 9,100 sf commercial building at #426 Talcottville Road (Assessor's ID: Map # 09, Block #015H, Lot/Parcel #00029)

- ◆ Jim Cassidy, PE, representing NERP Holdings.
- ◆ Jim Cassidy reviewed site details.
  - Proposing Lot Line modification
  - Zoned Commercial.
  - Remaining 2.9 acres after proposed development.
  - Proposing 1-story 9,100 sq/ft building.
  - Proposing building turned away from Talcottville road.
  - Proposing a common drive for site access.
  - 40 parking spaces proposed.
  - Proposing detention basin at the front of the parcel and connect to existing drainage in Talcottville Road.
  - Proposing to reduce elevation of site for development.
  - Landscaping:
    - Wetlands shrubs proposed in the detention basin.
    - Parking islands with ornamental grasses and low growth shrubs.
    - Proposing staggered evergreens in the rear setback area adjacent to the residential properties.
    - HVAC units are proposed on the ground with hedge plantings.
  - Structure

- **Split-face concrete block with standing seam metal siding along the façade top five (5) feet.**
- ◆ **Howard Steinberg questioned landscape plan between the detention basin and proposed structure.**
- ◆ **Jim Cassidy indicated they were only proposing low level wetlands shrubs in the basin.**
- ◆ **Howard Steinberg questioned possible barrier protection for the detention basin.**
- ◆ **Jim Cassidy indicated that no fencing was proposed.**
- ◆ **Howard Steinberg questioned the representation of the proposed pylon signage on the site.**
- ◆ **Jim Cassidy indicated and presented the proposed sign of 80 sq/ft with internal illumination.**
- ◆ **Daniel Robertson questioned possible change to the roof line for aesthetics.**
- ◆ **Daniel Robertson read a memorandum from Leonard Tundermann, Town Planner regarding proposed architectural designs and sample photos of completed buildings. (Attachment A)**
- ◆ **Howard Steinberg questioned the proposed curb-cut for the site**
- ◆ **Jim Cassidy indicated that a Traffic Study was completed showing no additional impact and attempting to limit the site to one entrance.**
- ◆ **Michael Guminiak**
- ◆ **Daniel Robertson presented Dollar General elevation designs for Ormond Beach FL as possible design elements to add for aesthetics. (Attachment B)**
- ◆ **Howard Steinberg requested information regarding lighting for the building and parking area.**
- ◆ **Jim Cassidy indicated they would be using a full cutoff wall pack on the building and twenty (20) foot pole light on the opposite side of the parking lot and one to the rear of the lot.**
- ◆ **Daniel Robertson, seconded by Bob McGarity moved a Motion to reject the proposed plans as presented.**
  - **Consider landscaping & light for the site and integration with surrounding businesses.**
- ◆ **Motion carried unanimously.**

~~B—Facade improvements for #40 Windsorville Road~~

5. Administrative/Action

A Correspondence

- ◆ **None**
- ◆ **Discussion took place on possible recognition letter funding.**

B Membership

- ◆ **None**

C Other

- ◆ **None**

6. Guidelines

- ◆ **Still finishing integration of new images and captions.**
- ◆ **Howard Steinberg questioned process after completed.**

- ◆ **Shaun Gately, EDC suggested submission to the Planning and Zoning Commission to add to the application process.**

7. Other Business

- ◆ **None**

8. Adjournment

- ◆ **Bob McGarity, seconded by Howard Steinberg moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 7:38 P.M.**

**James Krupinski  
Recording Secretary**

Attachment A



PLANNING  
DEPARTMENT

## TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3667

Fax: (860) 870-3683

E-Mail: [planning@vernon-ct.gov](mailto:planning@vernon-ct.gov)

### MEMORANDUM

TO: Dan Robertson, Chairman  
Design Review Advisory Commission

FROM: Len Tundermann, Town Planner *LNT*

SUBJECT: Proposed Dollar General Store, #426 Talcottville Road

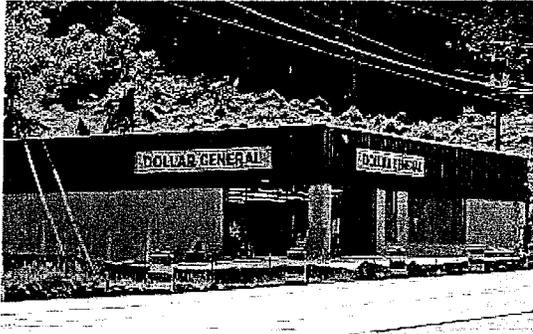
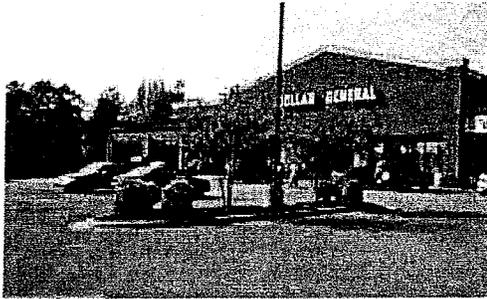
DATE: May 6, 2013

The architectural elevations submitted as part of the plans to build a Dollar General store at #426 Talcottville Road would not, in my judgment, contribute to the desired enhancement of the physical characteristics of Talcottville Road and, in fact, would detract from it. The architecture is nondescript, all the more so because the front of the building would face south toward the neighboring property. The northerly, or left elevation, would face Talcottville Road and offers no architectural appeal whatsoever.

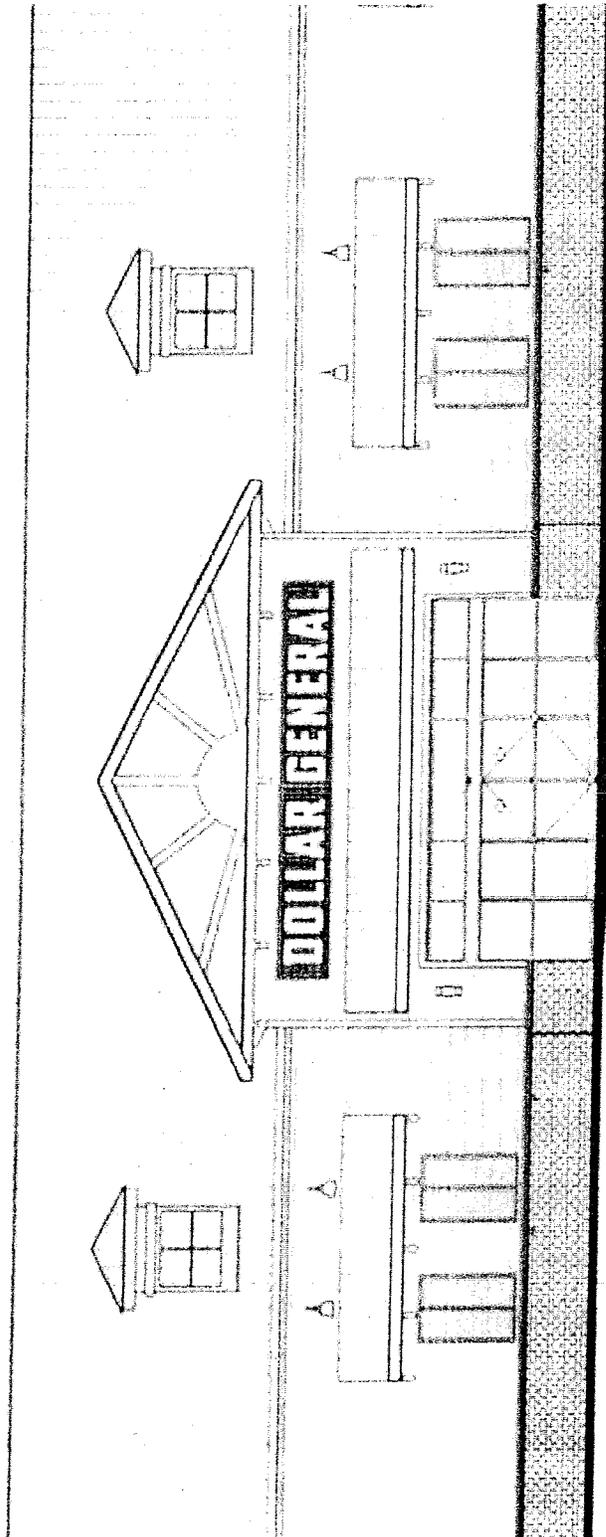
There is photographic evidence that Dollar General has used other building designs that project a two story building in brick veneer and with considerable architectural relief. I believe Vernon deserves better than the lowest denominator, plain "vanilla" building being presented.

cc: Shaun Gately, Economic Development Coordinator



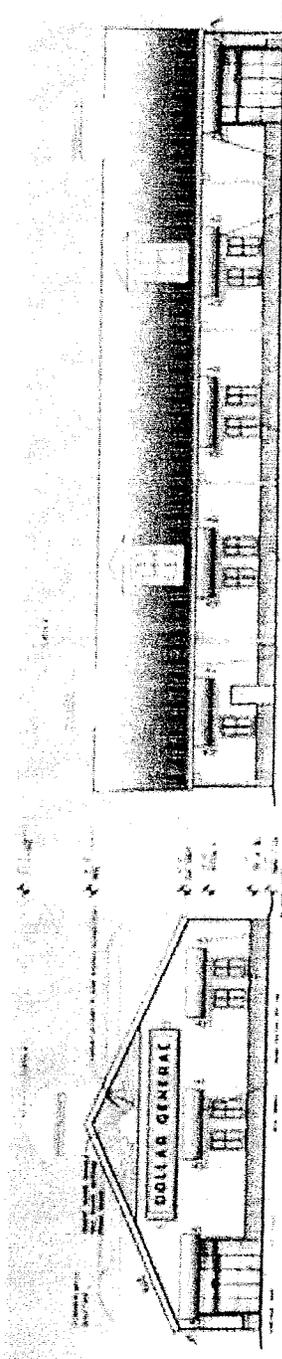


Attachment B

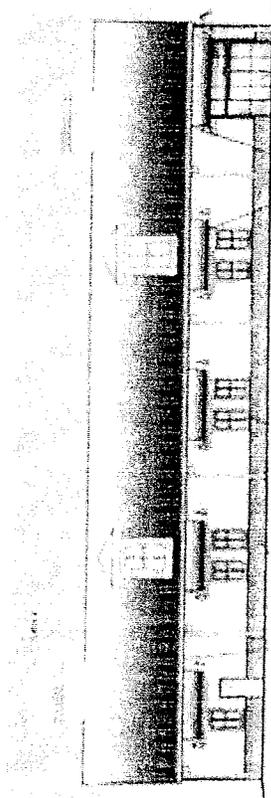


Dollar General - Ormond Beach, FL  
Proposed Front Color Elevation

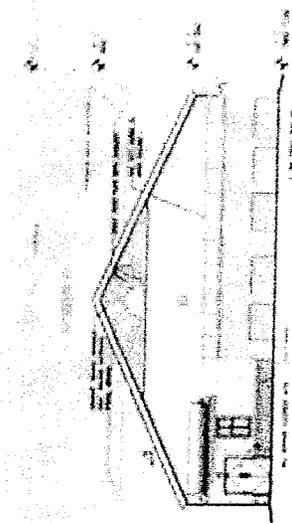
White & Design  
1 K St., N., Suite 110  
Orlando, FL 32802  
30



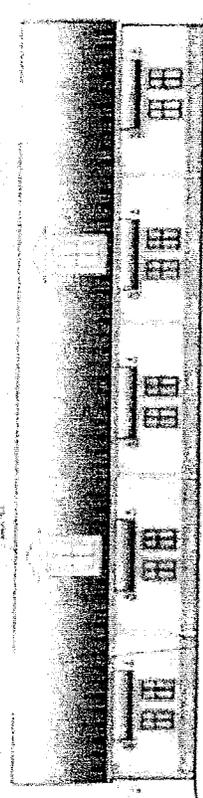
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

DOLLAR GENERAL

